



CHOICE PROPERTIES

Estate Agents

3 Rutland Road,
Mablethorpe, LN12 1EN

Reduced To £198,500



Choice Properties are delighted to bring to the market this well maintained and immaculately presented two bedroom detached bungalow located in a convenient position only moments from the town centre.

The well laid out and abundantly light and bright accommodation comprises:

Hallway

Loft access - boarded with lighting, smoke alarm.

Reception Room

16'5" x 11'0"

Light and airy reception room, electric fire set into featured surround, TV Aerial point, telephone point.

Kitchen/Dining Room

15'5" x 10'6"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, space for freestanding fridge/freezer, plumbing for a washing machine, cooker point with stainless steel extractor over, partly tiled walls.

Bedroom 1

11'0" x 11'0"

Spacious double bedroom, fitted wardrobes with sliding doors.

Bedroom 2

8'7" x 10'6"

Spacious double bedroom with built in wardrobes with sliding doors, wall mounted 'Worcester' combination boiler, programming controls.

Bathroom

6'10" x 6'7"

Fitted with a three piece suite comprising panelled bath with single taps and mains shower over, pedestal wash and basin with single taps, close coupled w.c., extractor fan, tiled walls.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

16'00" x 7'10"

Up and over door, pedestrian door to the side aspect.

Garden

The property is fronted by a gravelled garden with feature borders, edged by a low level fence. To the rear of the property you will find a well tended lawned garden with feature borders displaying an array of attractive plants and flowers and two patio areas.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 472016

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

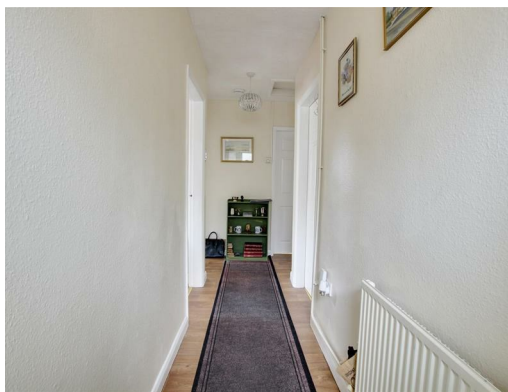
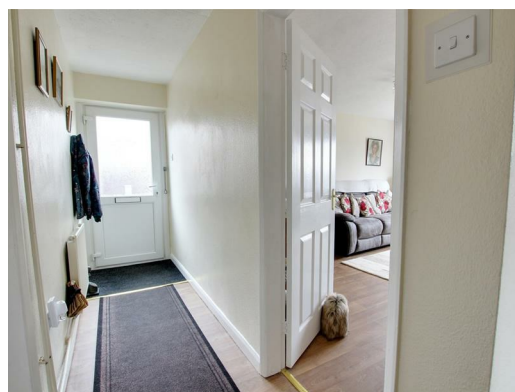
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

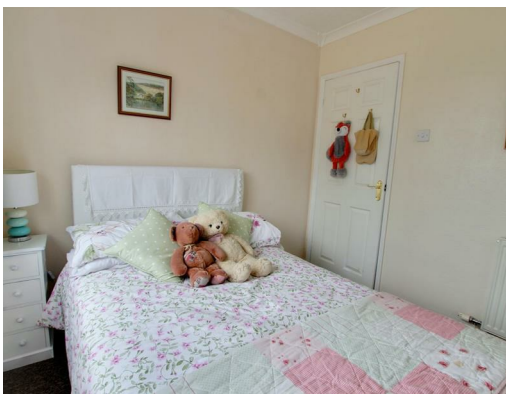
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

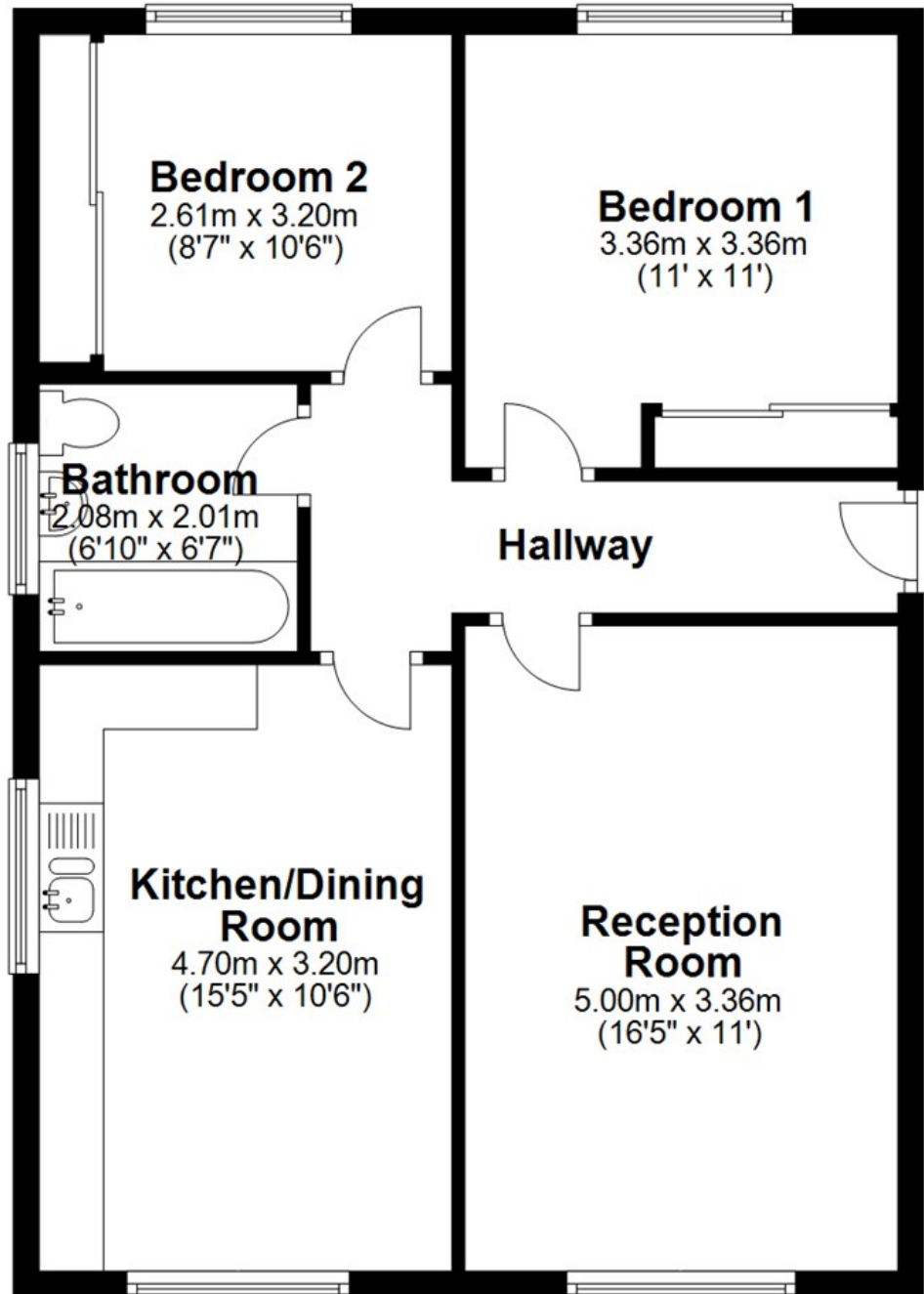
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor



Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street then take your 6th right (before the newsagents) into Rutland road, number 3 can be found a short way along on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

